

MU-4 Zoning District - ZONING APPROVAL for the INTERIOR RENOVATIONS to an existing Single-Family Row Dwelling and Change-of-Use to a TWO-FAMILY FLAT per submitted plans. NO OTHER WORK AUTHORIZED UNDER THIS PERMIT.
ZONING APPROVAL is subject to the following CONDITIONS:
- NO EXTERIOR STRUCTURES: No work has been proposed or authorized for any Additions, Stairs, Fences, Areaways, DECKS, etc. Scope of work limited to interior only
- REAR DECK: Non-Conforming Rear Deck is subject to Stop-Work-Order 23ENF-IC-03465; Rear deck is not included or authorized in the scope of work of this permit and requires relief from the Board of Zoning Adjustment. Applicant must obtain a building permit for the rear deck

527 FLORIDA AVENUE NW WASHINGTON, DC 20001

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2410155 Date 10/21/24

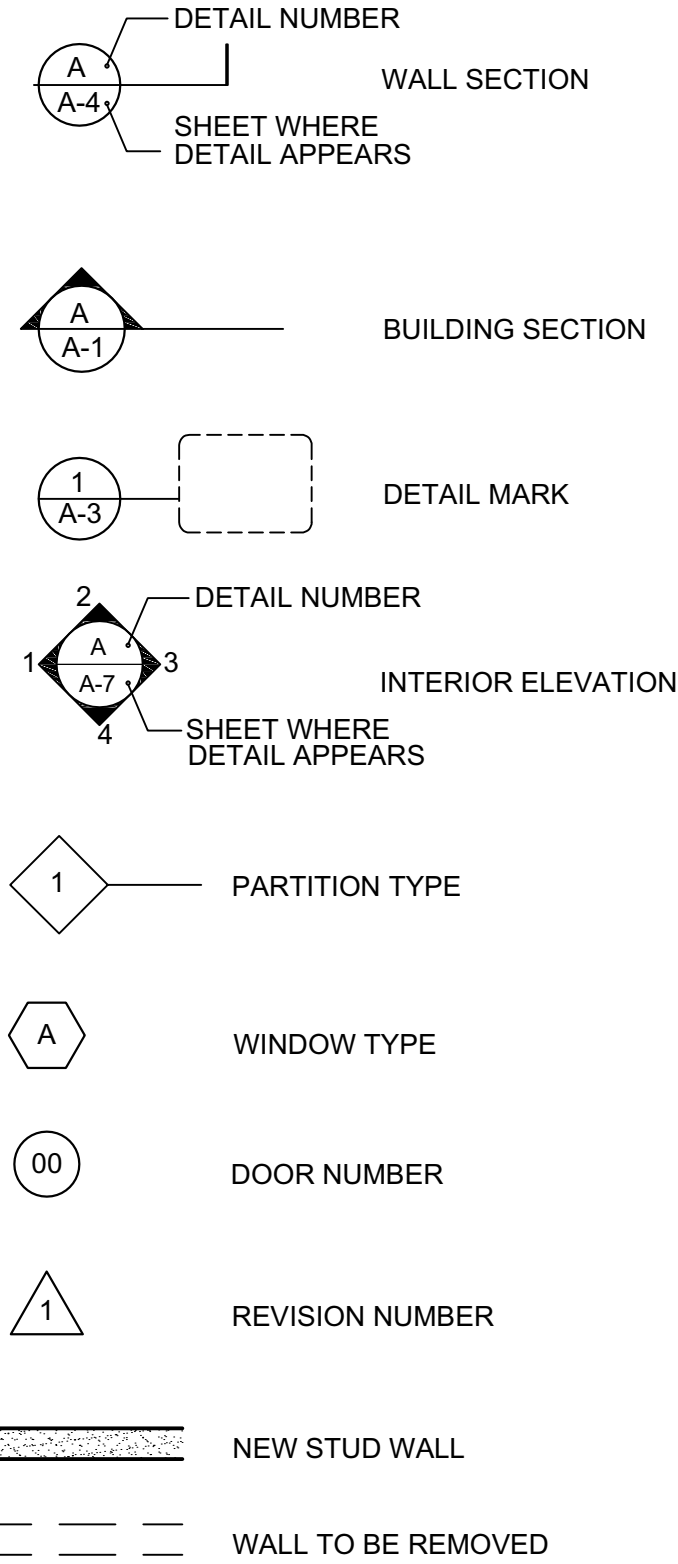
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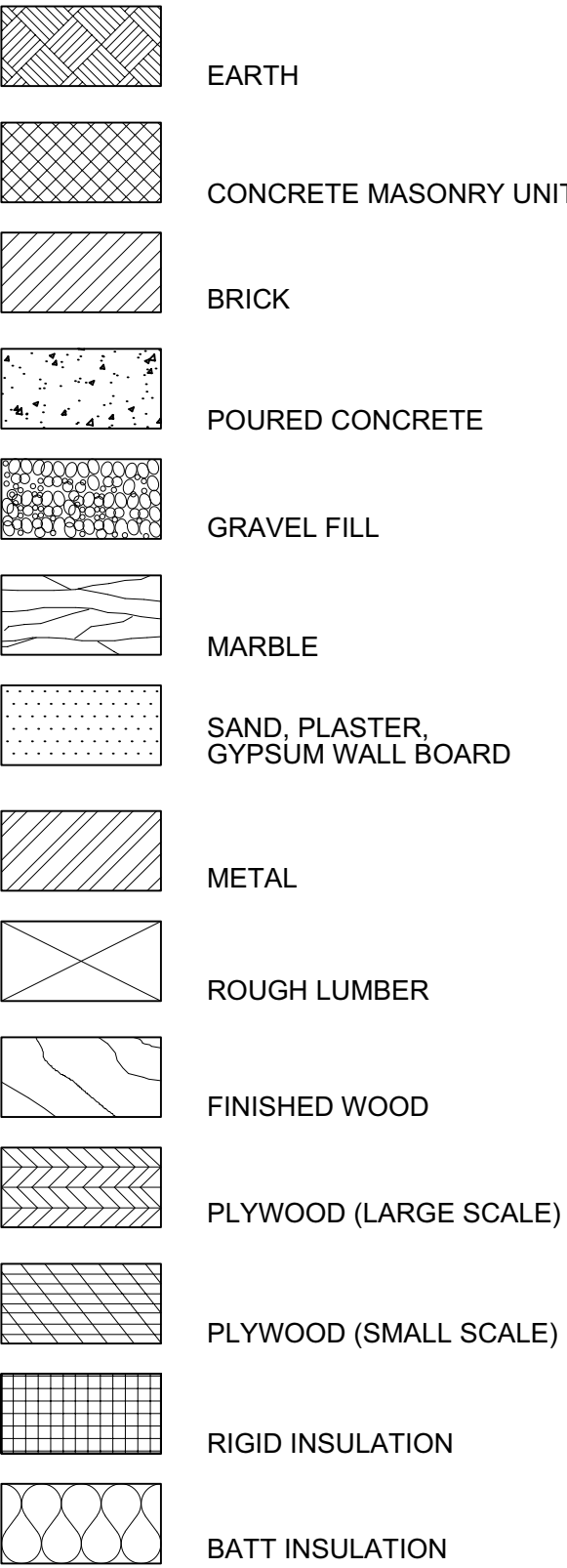
ABBREVIATIONS

| | |
|------------|--|
| A.B. | ANCHOR BOLT |
| ACOUS. | ACOUSTICAL |
| ADD'L. | ADDITIONAL |
| A.F.F. | ABOVE FINISHED FLOOR |
| ALUM./AL | ALUMINUM |
| ANOD. | ANODIZED |
| AWI | ARCHITECTURAL WOODWORK INSTITUTE |
| BLK'G. | BLOCKING |
| BM. | BEAM |
| BRG. | BEARING |
| C.H. | CEILING HEIGHT |
| C.J. | CONTROL JOINT |
| CLG. | CEILING |
| CLOS. | CLOSET |
| CMU. | CONCRETE MASONRY UNIT |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONF. | CONFERENCE |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CORR. | CORRIDOR |
| CPT. | CARPET |
| CT | CERAMIC TILE |
| DIMS. | DIMENSIONS |
| DN. | DOWN |
| DWC | DRYWALL CHANNEL |
| DWG'S. | DRAWINGS |
| EA. | EACH |
| EJM. | ELASTOMERIC JOINT MATERIAL |
| ELEC. | ELECTRICAL |
| ELEV. | ELEVATION |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| EXIST. | EXISTING |
| EXPAN. | EXPANSION |
| EXT. | EXTERIOR |
| F.C.U. | FAN COIL UNIT |
| F.D. | FLOOR DRAIN |
| F.F. | FINISHED FLOOR |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FIN. | FINISH |
| FLR. | FLOOR |
| FLASH'G. | FLASHING |
| FR. / FRM. | FRAME |
| FRT. | FIRE RETARDANT TREATMENT |
| FTG. | FOOTING |
| FURN. | FURNISHED |
| FURR'G. | FURRING |
| GA. | GAUGE |
| GEN. | GENERAL |
| G.I. | GALVANIZED IRON |
| GL. | GLASS |
| GYP. BD. | GYPSUM BOARD |
| H.M. | HOLLOW METAL |
| HR. | HOUR |
| INSUL. | INSULATION, INSULATED |
| JAN. | JANITOR |
| JT. | JOINT |
| MECH. | MECHANICAL |
| MGR. | MANAGER |
| MIN. | MINIMUM |
| MNT. | MOUNT |
| MTL. | METAL |
| MFR. | MANUFACTURER |
| NO. | NUMBER |
| O.C. | ON CENTER |
| P.C. | PORTLAND CEMENT |
| PLAS. LAM. | PLASTIC LAMINATE |
| PLYWD. | PLYWOOD |
| PMEJ | PREMOLDED EXPANSION JOINT |
| P.P.T. | PRESERVATIVE PRESSURE TREATMENT |
| PNT. | PAINT |
| ROP. | REFLECTED CEILING PLAN |
| RE. | REFERENCE |
| REC'P. | RECEPTION |
| REINF. | REINFORCING |
| RESIL. | RESILIENT |
| RET. | RETAINING |
| REQ'D. | REQUIRED |
| SCHED. | SCHEDULE |
| SC WD | SOLID CORE WOOD |
| SECT. | SECTION |
| SECY. | SECRETARY |
| S.O.I.C. | SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR |
| SHT. | SHEET |
| STL. | STEEL |
| STN | STAIN |
| STOR. | STORAGE |
| STRUCT. | STRUCTURAL |
| SUSP. | SUSPENDED |
| TELE. | TELEPHONE |
| TEMP. | TEMPERED |
| T.G. | TOP OF GRATE |
| TLWC | TOP OF LIGHTWEIGHT CONCRETE |
| T.V. | TELEVISION |
| T.W. | TOP OF WALL |
| TYP. | TYPICAL |
| U.L. | UNDERWRITERS LABORATORIES |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| VCT | VINYL COMPOSITION TILE |
| VWC | VINYL WALL COVERING |
| WI | WITH |
| WD. | WOOD |
| WP. | WORKING POINT |

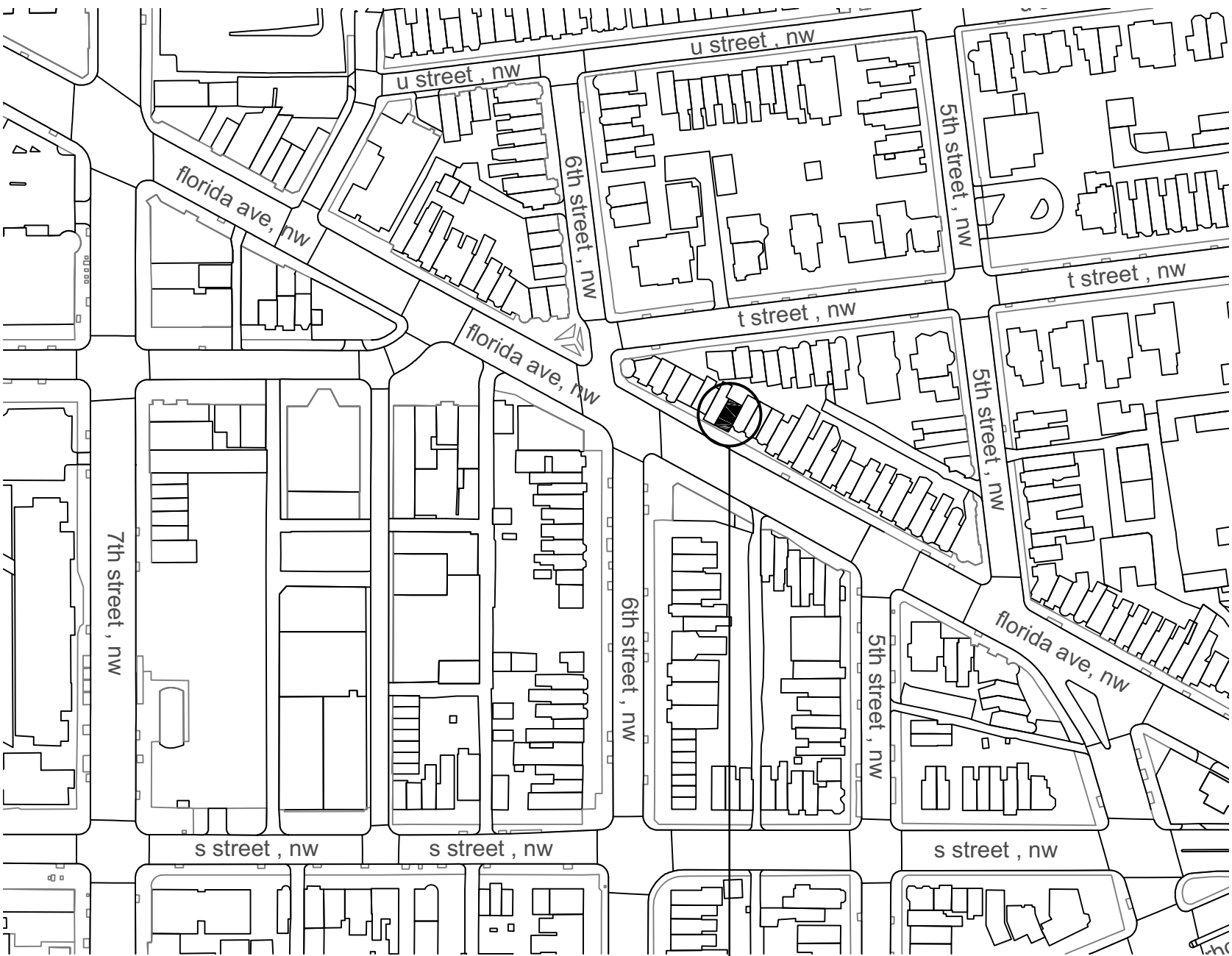
GRAPHIC SYMBOLS



MATERIAL SYMBOLS



existing front photograph



location map

site

SHEET INDEX

| | |
|--------|---|
| C001 | COVER SHEET, GENERAL NOTES, INDEX OF DRAWINGS, SYMBOL LISTS |
| EVS001 | ENERGY DETAILS |
| ESV002 | ENERGY NOTES |
| EVS003 | ADDITIONAL EFFICIENCY PACKAGE |
| ESV004 | KITCHEN HOOD/BATH EXHAUST FAN SPECIFICATIONS |
| A001 | EXISTING FLOOR PLANS |
| A002 | PROPOSED FLOOR PLANS |
| A003 | FIRE PENETRATION DETAILS |
| MP001 | MECHINACAL AND PLUMBING FLOOR PLANS, NOTES, LEGENDS, RISERS |
| MP002 | DUCT SHEET DETAIL AND NOTE |
| E001 | ELECTRICAL FLOOR PLANS, NOTES, LEGENDS, RISERS AND CHARTS |

ENERGY NOTES:

- (NOT USED IN THIS PROJECT).
- BUILDING LEAKAGE TEST TO BE PERFORMED TO ENSURE BUILDING LEAKAGE NOT EXCEED 3 AIR CHANGES PER HOUR.
 - TESTING TO BE PERFORMED BY THIRD PARTY CONTRACTOR.
 - THERE SHALL BE PROGRAMMABLE THERMOSTATS INSTALLED THRU-OUT.
 - A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <8CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 50 PASCAL
 - SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-8 ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE R-6.
 - GRAVITY DAMPERS TO BE INSTALLED AT ALL INTAKES / EXHAUST.
 - HVAC LINE SET PIPING TO BE INSTALLED WITH UV PROTECTANT AND WRAPPED IN MINIMUM R-3 INSULATION.
 - ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION.
 - AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
 - VENTILATION AND EFFICACY FLOW REQUIREMENTS EXHAUST FANS MIN. 50 CFM AND 48 WATTS.
 - 85% OF ALL PERMANENT FIXTURES OR 85% LAMPS IN PERMANENT FIXTURES USED ARE TO BE HIGH EFFICIENT LAMPS.
 - U FACTORS = DOORS/WINDOWS = 0.30 - SKYLIGHTS = 0.55

DESIGN CRITERIA

| | |
|----------------------------|---|
| FLOOR LIVE LOAD | 40psf / SLP RM 30psf |
| FLOOR DEAD LOAD | 15psf |
| SNOW LOAD (roof live load) | 30psf |
| WIND LOAD | 20psf |
| CONCRETE STRENGTH | 3000psi |
| DOUGLAS FIR STRUCT. SELECT | 1600psf. |
| STEEL GRADE | A36 |
| SOIL BEARING CAPACITY | 1500PSF |
| BASIC WIND SPEED | 110 MPH 3 second gust Seismis design catagory = B |
| FROST LINE | 18 inches |
| FOOTING DEPTH | 30 inches (bottom of footing) |

APPLICABLE BUILDING CODES:

| | |
|-------------------------------|--|
| 2017 DCMR 12 | |
| 2015 IBC | |
| 2015 IEBC | |
| 2017 DCMR 12, ICCA 117.1.2009 | |
| NEC 2014 | |

ROOF COVERING: (NOT USED)

PER 2017 DCMR R402.6.1 SOLAR REFLECTIVE INDEX- INITIAL AND AGED VALUES OF SRI SHALL BE CALCULATED IN ACCORDANCE WITH ASTM E1980 FOR MEDIUM-SPEED WIND CONDITION, USING A CONVECTION COEFFICIENT OF (2.1 BTU/(H x FT² x °F0)) OR THE METRIC EQUIVALENT (12W/(M² x K)). THE SRI SHALL BE BASED UPON SOLAR REFLECTANCE AS MEASURED IN ACCORDANCE WITH ASTM E1918 OR ASTM C1549, AND THE THERMAL EMITTANCE AS MEASURED IN ACCORDANCE WITH ASTM E408 OR ASTM C1371. FOR ROOFING PRODUCTS, THE VALUES FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE SHALL BE DETERMINED BY A LABORATORY ACCREDITED BY A NATIONALLY RECOGNIZED ACCREDITATION ORGANIZATION, SUCH AS THE COOL ROOF RATING COUNCIL CRRC-1 PRODUCT RATING PROGRAM, AND SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER.

SCOPE OF WORK:

CONVERT SFD TO FLAT WITH ALL ASSOCIATED FINISHES
MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS

PROJECT DATA

| BUILDING DATA | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| SQUARE: | 3093 | 3093 |
| LOT: | 0029 | 0029 |
| ZONE | MU-4 | MU-4 |
| TYPE OF CONSTRUCTION | 3B | 3B |
| USE GROUP | R-3 | R-2 |
| YEAR BUILT | 1941 | 1941 |
| LAND AREA | 800 SF | 800 SF |
| NO. STORIES ABOVE GRADE | 02 | 02 |
| NUMBER OF UNITS | 01 | 02 |
| FULLY SPRINKLED | no | no |
| FIRE ALARM | no | no |
| CELLAR | yes | yes |

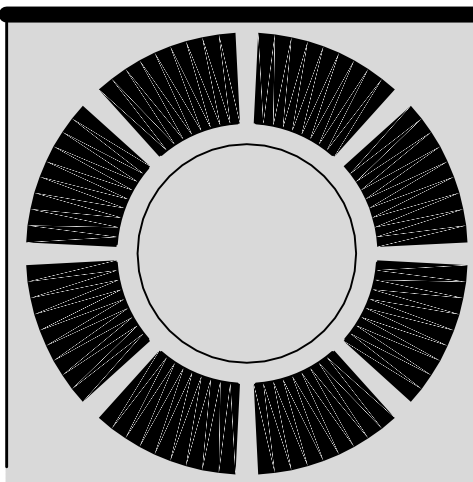
INSULATION VALUES

| | |
|--------------------------------|---|
| ROOF / ATTIC | R-49 12" DEEP CAVITY WITH CLOSED-CELL 2LB. FOAM INSULATION |
| EXT. WALLS | R-20 4" DEEP CAVITY WITH CLOSED-CELL 2LB. FOAM INSULATION |
| UNVENTED ATTIC | R-15 AIR IMPERMEABLE INSULATION EITHER RIGID FOAM BOARD OR SPRAY FOAM INSULATION. R VALUE PER INCH RIGID FOAM BOARD = 4.0 +o 6.0 SPRAY FOAM = 3.2 +o 3.8 |
| FENESTRATION U-FACTOR | 0.30 U-FACTOR |
| SKYLIGHT U-FACTOR | 0.55 U-FACTOR |
| GLAZED FENESTRATION SHGC | 0.40 SOLAR HEAT GAIN COEFFICIENT (SHGC) |
| CEILING | R-49 R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR,OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINOUS OR R22/0.45 U-FACTOR EQUIVALENT. |
| MASS WALL | R-15 CONTINUOUS ON THE EXTERIOR, OR R-20 CONTINUOUS ON THE INT. |
| FRAME FLOOR | R-25 + R-5 CONTINUOUS |
| ELEVATED SLAB | R-15 CONTINUOUS |
| BASEMENT WALL | R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR,OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINUOUS |
| SLAB ON GRADE | R-10 PERIMETER INSULATION FOR A DEPTH OF 2 FT. |
| CONDITIONED CRAWLSPACE WALL | R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR,OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINUOUS |
| MIN. SOUND TRANSMISSION RATING | STC 45 (IRC) STC 50 (IBC) |

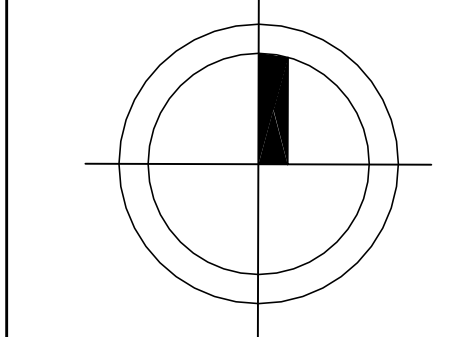
For SI:1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge R-values for heated slab.
Where Section R402.1.2 would require R-49 insulation in the ceiling but the depth of the roof rafters does not allow R-49, the ceiling insulation value may be reduced to R-38. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

KILLETTE | ASSOCIATES

202-257-2237



COVER SHEET
527 FLORIDA AVENUE, NW WASHINGTON, DC 20001



| Mark | Date | Revision |
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SEPTEMBER 24, 2024

C001

Board of Zoning Adjustment
District of Columbia
CASE NO.21167
EXHIBIT NO.36

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMANCE OF ALL WORK CALLED FOR IN THE COMPETITION OF THE REHABILITATION OF 537 FLORIDA AVE, NW. WDC 20001, INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING AND ELECTRICAL AND THE ACCOMPANYING WARRANTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ABOVE DRAWINGS AND THE SPECIFICATIONS BOOK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSED TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE DISTRICT OF COLUMBIA CONSUMER AND REGULATORY AFFAIRS, PEPCO, WASHINGTON GAS COMPANY, AT&T AND OTHER AFFECTED UTILITY COMPANY.
3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.

4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE DISTRICT OF COLUMBIA CONSUMER AND REGULATOR AFFAIRS WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA GOVERNED BY THE CODES. THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SPECIFICATIONS INDICATE LESSER REQUIREMENTS.
5. PROTECT FROM DAMAGE ALL EXISTING SURFACES AND FINISHES TO REMAIN. CAREFULLY PERFORM DEMOLITION OPERATIONS SO AS NOT TO DAMAGE ADJACENT SURFACES TO REMAIN.
6. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. CONTRACTOR'S PRE-BID SITE VISIT SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS. REFER TO ALL

- DRAWINGS AND SPECIFICATION TO DETERMINE THE FULL EXTENT OF ITEMS TO BE DEMOLISHED, REMOVED AND SALVAGED FOR RE-USE. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF WORK UNDER THE VARIOUS PHASES AND IN COORDINATION WITH THE WORK OF OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
7. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS ON THE NEW ROOF, ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUESTED IN THE BODY OF THE SPECIFICATIONS. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE MANUALS OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER THIS CONTRACT.
8. ITEMS TO BE SALVAGED FOR RE-USE SHALL BE STORED IN A SAFE AND SECURE LOCATION AS DIRECTED THE CONTRACTING OFFICER UNTIL REINSTALLATION.
9. REMOVE ALL INTERIOR PARTITIONS AND INTERIOR DOORS AS INDICATED ON ARCHITECTURAL PLANS.
10. REMOVE ALL EQUIPMENT AND MACHINERY INCLUDING APPURTENANCES, STUDS, HANGERS AND FASTENERS LOCATED IN CEILINGS, WALLS, AND FLOORS THAT IS LOCATED IN THE AFFECTED AREA.

general and demolition notes

11. EXISTING DRAWINGS ARE FOR GENERAL REFERENCE AND MAY NOT ALWAYS NECESSARILY REPRESENT EXISTING CONDITIONS ACCURATELY.
12. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.
13. ALL WORK SHALL CONFORM TO THE CURRENT CODE STANDARDS OF THE TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
14. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF THE WORK AND COORDINATED WITH THE WORK OF THE OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
15. CONTRACTOR SHALL PATCH ALL HOLES IN WALLS, FLOORS, AND CEILINGS AND REPAIR OR REPLACE ALL EXISTING ITEMS DAMAGED BY THE WORK WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS TO BE REPAIRED IN THE AREA AFFECTED BY THE WORK.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, AND ELECTRICAL, SYSTEMS FULLY OPERATIONAL. PROVIDE ADDITIONAL LIGHTING FIXTURES, ELECTRICAL OUTLETS AND SWITCHES, AND PLUMBING AS SHOWN ON THE DRAWINGS OR AS IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE INTENDED OCCUPANCY.
17. PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2017 DCBC 906

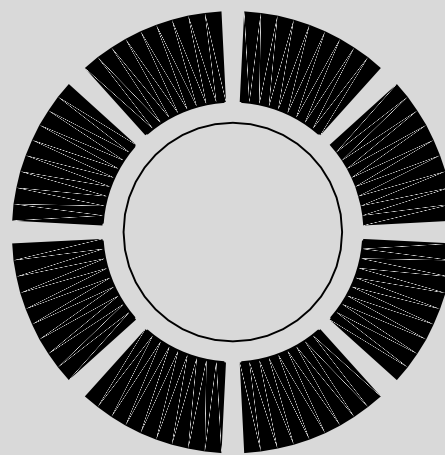
legend

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING ITEMS TO BE REMOVED

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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LEAD BASED PAINT REMOVAL

LESS THAN 300SF OF PAINTED SURFACES DISTURBED (SEE - PHOTOGRAPHS) BUILDING UN - OCCUPIED. PAINT REMOVAL WILL BE CONDUCTED IN TWO WAYS: WITH HAND TOOLS FOR SPOT PAINT REMOVAL TO ALLOW CREWS TO MAKE STRUCTURE REPAIRS, AND WITH POWER TOLLS TO REMOVE THE PAINT FROM THE STRUCTURE. WORKER TRAINING AND QUALIFICATIONS. ALL PERSONNEL PERFORMING THIS WORK ARE TRAINED AND QUALIFIED IN THE REQUIRED PROCEDURES FOR THE REMOVAL AND DISPOSAL OF LEAD PAINT. REMOVAL METHODS AND EQUIPMENT TESTING. LEAD PAINT REMOVAL METHODS AND PAINT REMOVAL EQUIPMENT TESTING WILL FOLLOW ALL RELEVANT FEDERAL, STATE, COUNTY AND CITY REGULATIONS. THE LEAD REMOVAL WORK WILL BE INSPECTED BY EXPERIENCED AND QUALIFIED PERSONNEL.

THE PAINT REMOVAL WORK WILL INCLUDE:

SURFACE PREP AND CLEANING / REMOVAL OF PAINT BY HAND TOOL OR POWER TOOL / APPLYING PAINT IN NEAT AND PROFESSIONAL MANNER

SAFE WASTE CONTAINMENT AND DISPOSAL

DEBRIS AND WASTE FROM LEAD PAINT REMOVAL WILL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH REGULATIONS BY TRAINED PROFESSIONALS. COMPLIANCE WITH CONTAINMENT AND DISPOSAL REQUIREMENTS WILL BE RECORDED AND CONFIRMED DAILY.

HAZARDOUS WASTE CONTAINMENT AND DISPOSAL:

FOR SPOT REMOVAL WITH HAND TOOLS, A "SHROUD" IS ATTACHED TO THE TOOL TO CAPTURE DEBRIS. FOR POWER TOOL REMOVAL, THE WORK WILL BE CONDUCTED IN A CONTAINED ENCLOSURE THAT WILL BE MAINTAINED, CLEANED AND INSPECTED DAILY. AIR QUALITY MONITORING WILL BE PERFORMED TO ENSURE COMPLIANCE WITH LOCAL AND FEDERAL REGULATIONS. THE HANDLING, STORAGE, TESTING, HAULING AND DISPOSAL OF ALL LEAD PAINT WASTE IS STRICTLY REGULATED. THE CONTRACTOR OR INDIVIDUAL(S) CONDUCTING THE RENOVATIONS MUST BE AT MINIMUM TRAINED IN LEAD-SAFE WORK PRACTICES OR CERTIFIED BY EPA AND/OR DOEE TO CONDUCT ACTIVITIES IN PROPERTIES CONSTRUCTED PRIOR TO 1978.

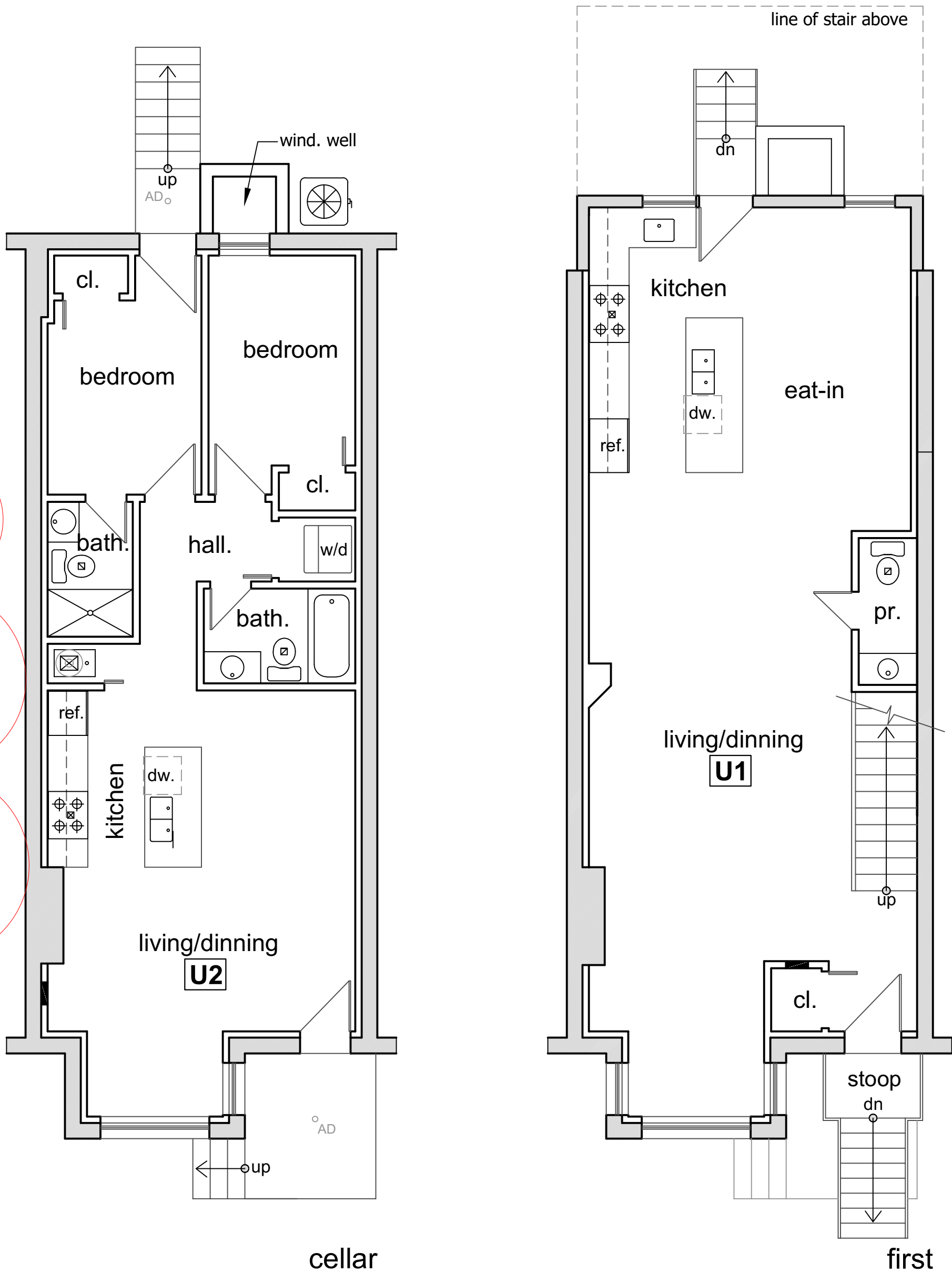
LEAD - SAFE WORK PRACTICES DC. AND FEDERAL LAW.

TO REDUCE THE CHANCE OF POISING CHILDREN OCCUPANTS, NEIGHBORS, AND WORKERS, IN DWELLINGS CONSTRUCTED PRIOR TO 1978, ALWAYS ENSURE THAT CONTAINMENT / BARRIERS ARE IN PLACE TO KEEP THE DERIS / DUST AT A MINIMUM OR AWAY FROM OTHERS, AND YOUR WORKER HAVE THE PROPER EQUIPMENT TO PROTECT THEMSELVES FROM HAZARDS. AD HERE TO LEAD - SAFE WORK PRACTICES WITHIN 20 DCMR SECTION: 3302 (HTTP://DOEE.DC.GOV/PUBLICATIONS/2013-LEADREGULATIONS- FINALIZED). IF YOU EVER HAVE ANYQUESTIONS RELATING TO LEAD-BASED PAINT HAZARDS IN THE DISTRICT, VISIT WWW.DOEE.DC.GOV/LEAD.

FAILURE TO FOLLOW OSHA LEAD IN CONSTRUCTIONS STANDARDS MAY LEAD TO POISONING OF WORKERS WILL RESULT IN SIGNIFICANT FINES.

ENSURE THAT CONTAINMENT/BARRIERS ARE IN PLACE TO KEEP THE DEBRIS/DUST AT A MINIMUM AND AWAY FROM OTHERS AND YOUR WORKERS HAVE THE PROPER EQUIPMENT TO PROTECT THEMSELVES FROM HAZARDS. ALSO, ADHERE TO LEAD-SAFE WORK PRACTICES WITHIN 20 DCMR §3302 AND TO ANY OTHER REQUIREMENTS ON ANY NOTICES OR ORDERS ISSUED.

THE CONTRACTOR AND/OR INDIVIDUAL(S) CONDUCTING THE RENOVATIONS MUST BE AT MINIMUM TRAINED IN LEAD-SAFE WORK PRACTICES OR POSSESS CERTIFICATIONS FROM EPA AND/OR DOEE TO CONDUCT ACTIVITIES IN PROPERTIES CONSTRUCTED PRIOR TO 1978. PLEASE ADHERE TO THIS REQUIREMENT.



scale: 3/16"=1'-0"

existing floor plans

existing floor plans

527 FLORIDA AVE NW, WASHINGTON, DC 20001

| Mark | Date | Revision |
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SEPTEMBER 24, 2024

A001

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legend

(see cover sheet for insulation rating)

- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- NEW 2"x4" WOOD OR 3-5/8" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE.
- FIRE RATED WALL ASSEMBLIES EXISTING TO REMAIN MIN ONE HOUR AT UNITS SEPARATION / MIN TWO HOUR AT STAIRS AND CORRIDORS

window notes:

- ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IBC 2015, 1009; IRC 2015, 310). HIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).
- WINDOWS IN R-2 UNITS SHALL HAVE GUARDS WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. OPERABLE SECTIONS OF WINDOWS MUST NOT PERMIT OPENINGS THAT ALLOW THE PASSAGE OF A 4 INCHES DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FLOOR [2017 DCBC 1015.8].

SECTION803
WALL AND CEILING FINISHES

803.1 General.

Interior wall and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Section 803.1.1 or 803.1.2, except as shown in Sections 803.2 through 803.13. Materials tested in accordance with Section 803.1.2 shall not be required to be tested in accordance with Section 803.1.1.

803.1.1 Interior wall and ceiling finish materials.

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

- Class A:=Flame spread index 0-25; smoke-developed index 0-450.
 - Class B:=Flame spread index 26-75; smoke-developed index 0-450.
 - Class C:=Flame spread index 76-200; smoke-developed index 0-450.
- Exception: Materials tested in accordance with Section 803.1.2.

SECTION804
INTERIOR FLOOR FINISHES

804.1 General.

Interior floor finish and floor covering materials shall comply with sections 804.2 through 804.4.2

Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering materials that are not comprised of fibers.

804.2 Classification.

Interior floor finish and floor covering materials required by section 804.4.2 to be of class I or II materials shall be classified in accordance with NFPA 253. The classification referred to herein corresponds to the classification determined by NFPA 253 as follows: class I, 0.45 watts/cm2 or greater; Class II, 0.22 watts/cm2cor greater.

804.3 Testing and identification.

Interior floor finish and floor covering materials shall be tested by an agency in accordance with NFPA 253 and identified by a hang tag or other suitable method so as to identify the manufacturer or supplier and style, and shall indicate the interior floor finish or floor covering classification according to section 804.2. Carpet-type floor coverings shall be tested as proposed for use, including underlayment. Test reports confirming the information provided in the manufacturer's product identification shall be furnished to the building official upon request.

804.4 Interior floor finish requirements.

Interior floor covering materials shall comply with sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with section 804.4.2.

804.4.1 Test Requirement

In all occupancies, interior floor covering materials shall comply with the requirement of the DOC FF-1 "pill test" (CPSC 16 CFR part 1630) or with ASTM D 2859.

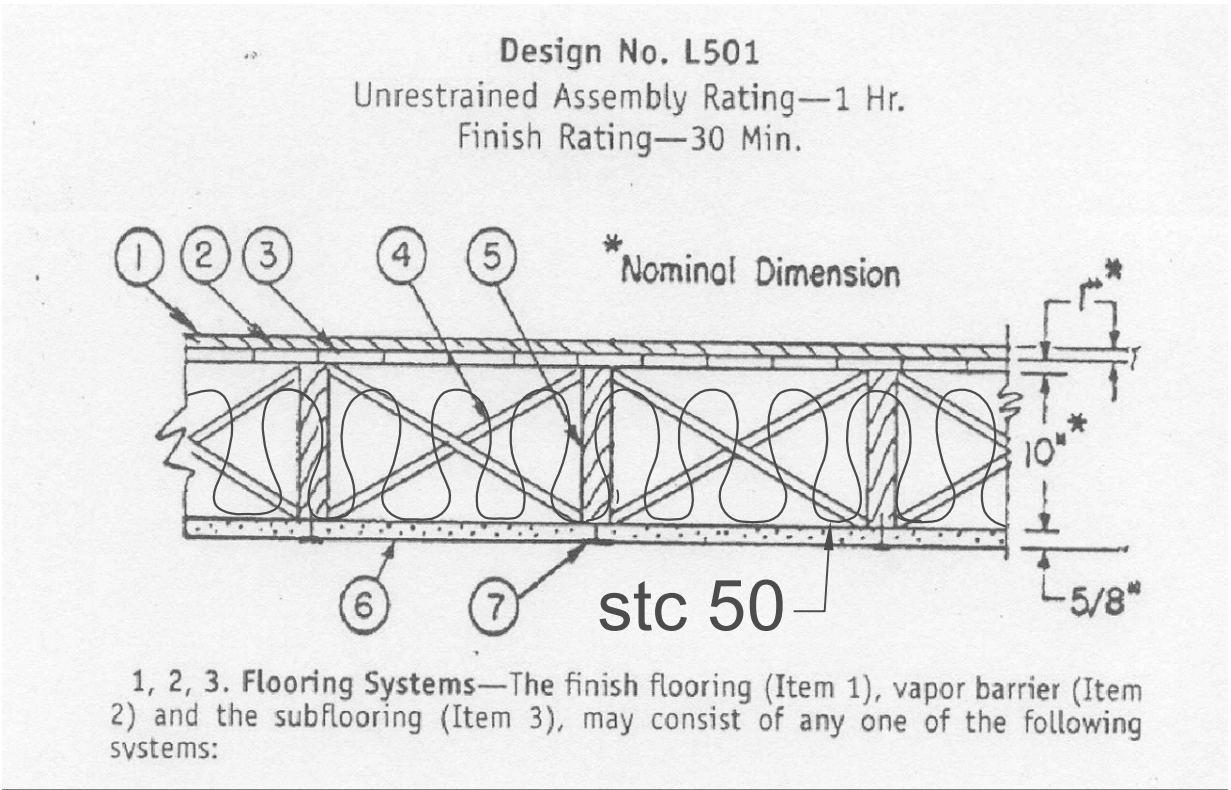
door notes:

- 2017 DCBC, 716.5.9 DOOR CLOSING FIRE DOORS SHALL BE LATCHING AND SELF-OR AUTOMATIC CLOSING IN ACCORDANCE WITH THIS SECTION.
- DOOR HARDWARE AT COMMON ENTRANCE DOORS ARE EQUIPPED WITH APPROVED PANIC HARDWARE / OCCUPANTS DO NOT HAVE TO USE A KEY OR HAVE SPECIAL KNOWLEDGE TO EXIT THE BUILDING. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOOR AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS. [2017 DCBC 1010.3]

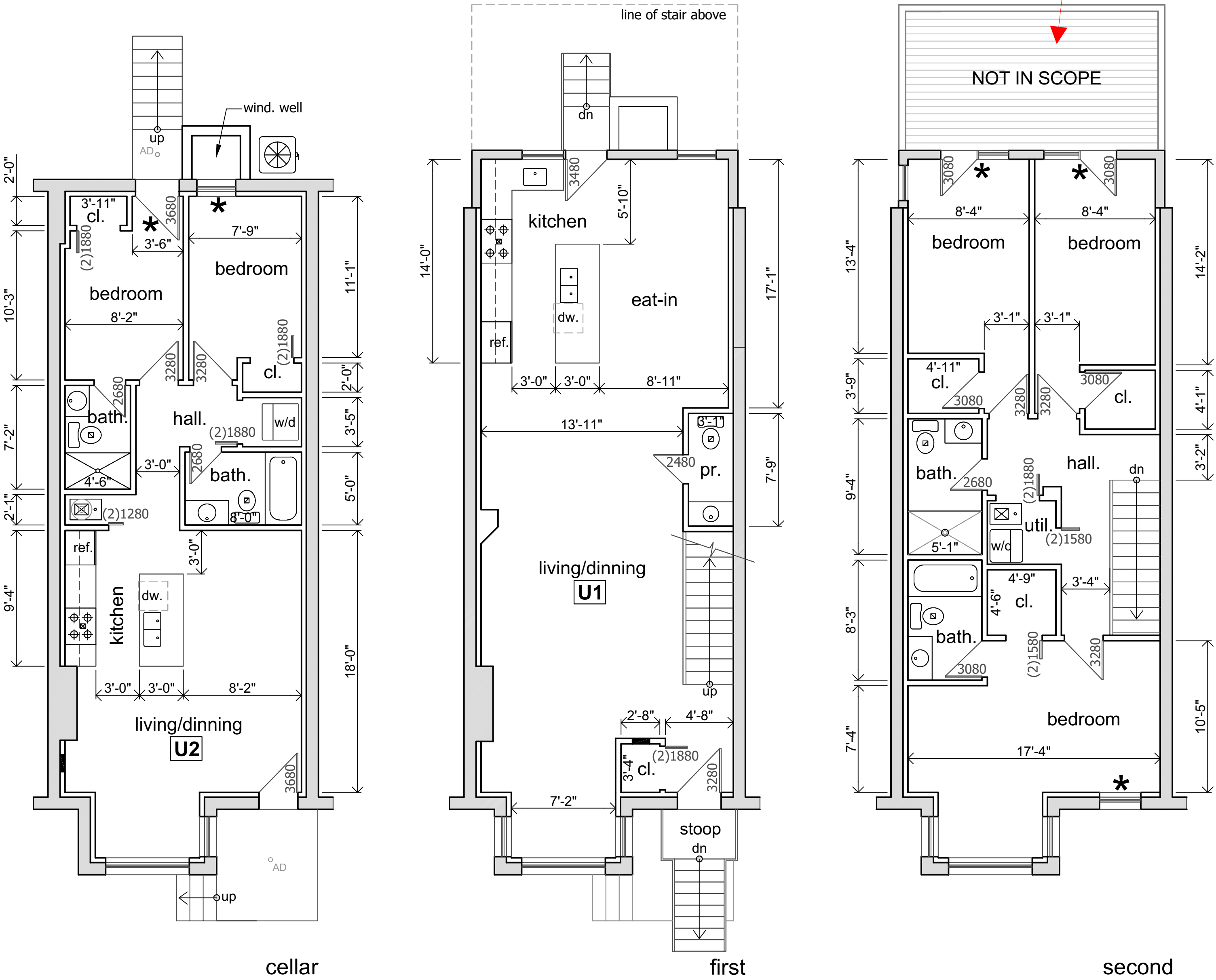
safety glazing notes:

- 2406.1 HUMAN IMPACT LOADS: INDIVIDUAL GLAZED AREAS INCLUDING MINIMUMS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTIONS 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4
- 2406.4.2 GLAZING ADJACENT TO DOORS - COMPLY
- 2406.4.3 GLAZING IN WINDOWS - COMPLY

| | | |
|--------------------------|------|------------------------------------|
| FENESTRATION U-FACTOR | 0.30 | U-FACTOR |
| SKYLIGHT U-FACTOR | 0.55 | U-FACTOR |
| GLAZED FENESTRATION SHGC | 0.40 | SOLAR HEAT GAIN COEFFICIENT (SHGC) |



1hr floor assembly
existing to remain

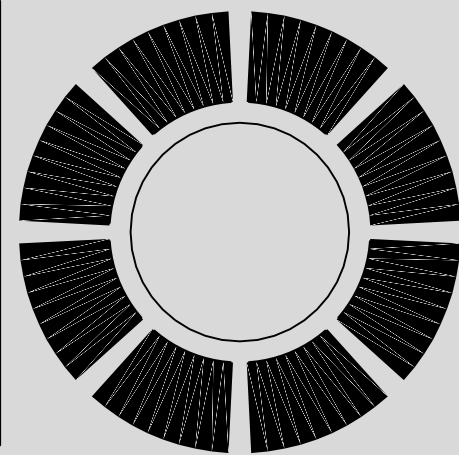


scale: 3/16"=1'-0"

proposed floor plans

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

HPRB Review - Brendan Meyer - 10-21-2024
DOEE EV Review - Cameron Sherr - 10-21-2024
Electrical Review - David Deleon - 10-21-2024
Energy Review - David Deleon - 10-21-2024
Plumbing Review - David Deleon - 10-21-2024
Mechanical Review - David Deleon - 10-21-2024
Structural Review - David Deleon - 10-21-2024
Zoning Review - Edwin Andino - 10-21-2024



- REAR DECK: Non-Conforming Rear Deck is subject to Stop-Work-Order 23ENF-IC-03465; Rear deck is not included or authorized in the scope of work of this permit and requires relief from the Board of Zoning Adjustment. Applicant must obtain a building permit for the rear deck

proposed floor plans

527 FLORIDA AVE NW, WASHINGTON, DC 20001

| Mark | Date | Revision |
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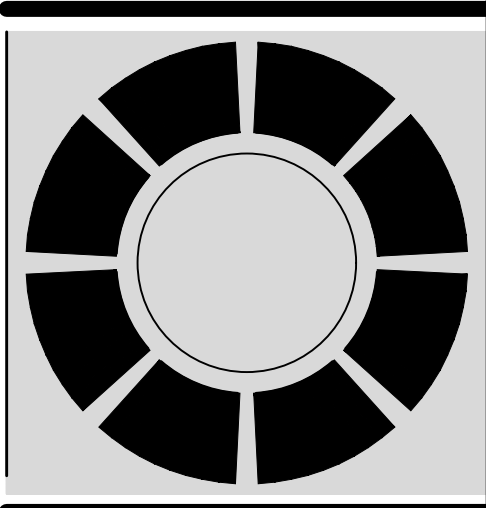
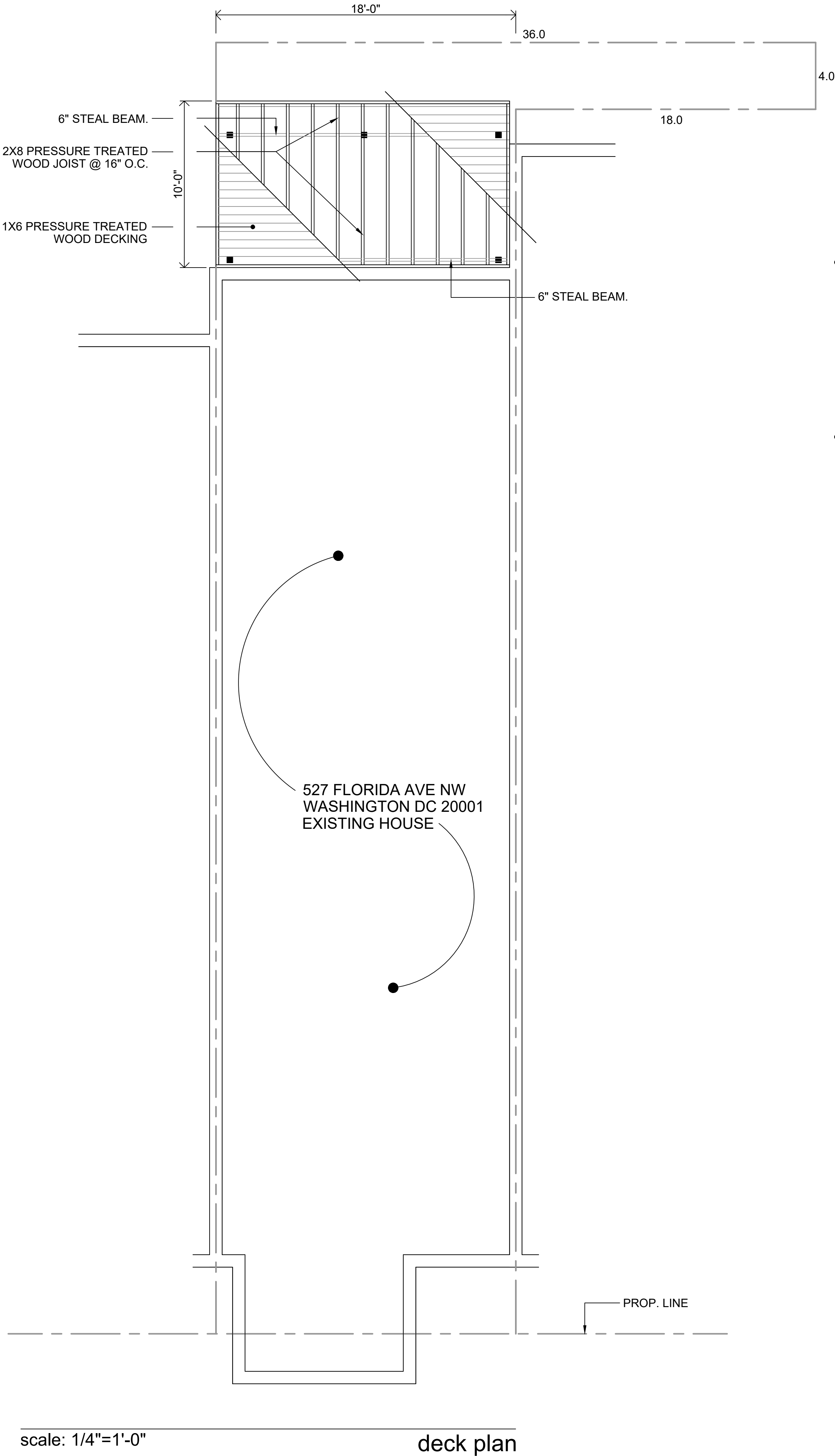
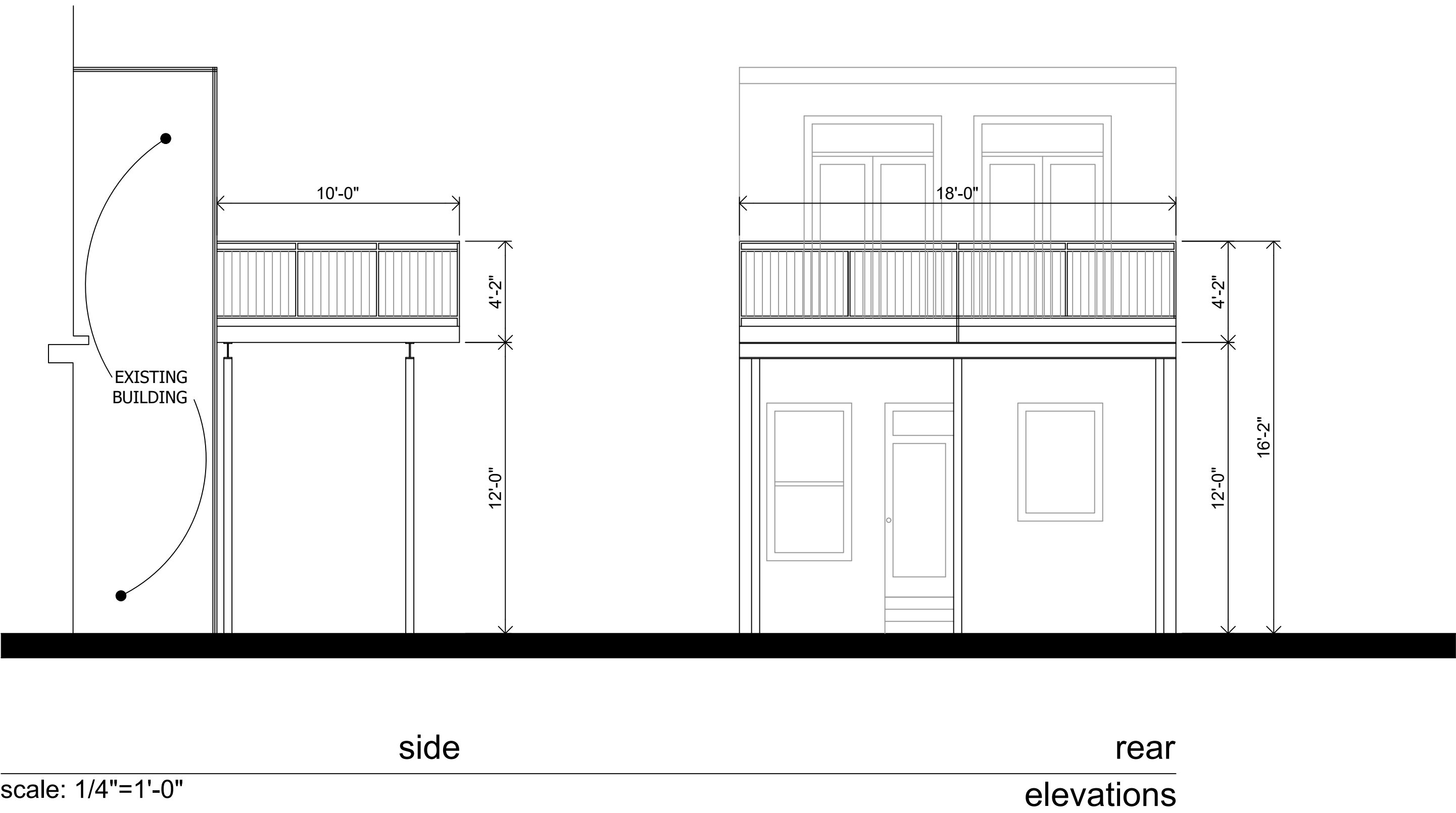
SEPTEMBER 24, 2024

A002

TABLE R502.3.1 (2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load=40psf, l/Δ=360)

| Joist Spacing (inches) | Species & Grade | DEAD LOAD=10 psf | | | | DEAD LOAD=20 psf | | | |
|---------------------------|------------------------------|---------------------------|-----------|-----------|-----------|------------------|-----------|-----------|-----------|
| | | 2"X6" | 2"X8" | 2"X10" | 2"X12" | 2"X6" | 2"X8" | 2"X10" | 2"X12" |
| | | Maximum floor joist spans | | | | | | | |
| | | (ft.-in.) | (ft.-in.) | (ft.-in.) | (ft.-in.) | (ft.-in.) | (ft.-in.) | (ft.-in.) | (ft.-in.) |
| 12 | Douglas Fir-Larch | SS | 11-4 | 15-0 | 19-1 | 23-3 | 11-4 | 15-0 | 19-1 |
| | Douglas Fir-Larch | #1 | 10-11 | 14-5 | 18-5 | 22-0 | 10-11 | 14-2 | 17-4 |
| | Douglas Fir-Larch | #2 | 10-9 | 14-2 | 18-0 | 20-11 | 10-8 | 13-6 | 16-5 |
| | Douglas Fir-Larch | #3 | 8-11 | 11-3 | 13-9 | 16-0 | 8-1 | 10-3 | 12-7 |
| | Hem Fir | SS | 10-9 | 14-2 | 18-0 | 21-11 | 10-9 | 14-2 | 18-0 |
| | Hem Fir | #1 | 10-6 | 13-10 | 17-8 | 21-6 | 10-6 | 13-10 | 17-1 |
| | Hem Fir | #2 | 10-0 | 13-2 | 16-10 | 20-4 | 10-0 | 13-1 | 16-0 |
| | Hem Fir | #3 | 8-8 | 11-0 | 13-5 | 15-7 | 7-11 | 10-0 | 12-3 |
| | Southern Pine | SS | 11-2 | 14-8 | 18-9 | 22-10 | 11-2 | 14-8 | 18-9 |
| | Southern Pine | #1 | 10-9 | 14-2 | 18-0 | 21-11 | 10-9 | 14-2 | 16-11 |
| | Southern Pine | #2 | 10-3 | 13-6 | 16-2 | 19-1 | 9-10 | 12-6 | 14-9 |
| | Southern Pine | #3 | 8-2 | 10-3 | 12-6 | 14-9 | 7-5 | 9-5 | 11-5 |
| | Spruce Pine-Fir _a | SS | 10-6 | 13-10 | 17-8 | 21-6 | 10-6 | 13-10 | 17-8 |
| | Spruce Pine-Fir _a | #1 | 10-3 | 13-6 | 17-3 | 20-7 | 10-3 | 13-3 | 16-3 |
| | Spruce Pine-Fir _a | #2 | 10-3 | 13-6 | 17-3 | 20-7 | 10-3 | 13-3 | 16-3 |
| | Spruce Pine-Fir _a | #3 | 8-8 | 11-0 | 13-5 | 15-7 | 7-11 | 10-0 | 12-3 |
| 16 | Douglas Fir-Larch | SS | 10-4 | 13-7 | 17-4 | 21-1 | 10-4 | 13-7 | 17-4 |
| | Douglas Fir-Larch | #1 | 9-11 | 13-1 | 16-5 | 19-1 | 9-8 | 12-4 | 15-0 |
| | Douglas Fir-Larch | #2 | 9-9 | 12-9 | 15-7 | 18-1 | 9-3 | 11-8 | 14-3 |
| | Douglas Fir-Larch | #3 | 7-8 | 9-9 | 11-11 | 13-10 | 7-0 | 8-11 | 10-11 |
| | Hem Fir | SS | 9-9 | 12-10 | 16-5 | 19-11 | 9-9 | 12-10 | 16-5 |
| | Hem Fir | #1 | 9-6 | 12-7 | 16-0 | 18-10 | 9-6 | 12-2 | 14-10 |
| | Hem Fir | #2 | 9-1 | 12-0 | 15-2 | 17-7 | 8-11 | 11-4 | 13-10 |
| | Hem Fir | #3 | 7-6 | 9-6 | 11-8 | 13-6 | 6-10 | 8-8 | 10-7 |
| | Southern Pine | SS | 10-2 | 13-4 | 17-0 | 20-9 | 10-2 | 13-4 | 17-0 |
| | Southern Pine | #1 | 9-9 | 12-10 | 16-1 | 19-11 | 9-9 | 12-7 | 14-8 |
| | Southern Pine | #2 | 9-4 | 11-10 | 14-0 | 16-6 | 8-6 | 10-10 | 12-10 |
| | Southern Pine | #3 | 7-1 | 8-11 | 10-10 | 12-10 | 6-5 | 8-2 | 9-10 |
| | Spruce Pine-Fir _a | SS | 9-6 | 12-7 | 16-0 | 19-6 | 9-6 | 12-7 | 16-0 |
| | Spruce Pine-Fir _a | #1 | 9-4 | 12-3 | 15-5 | 17-10 | 9-1 | 11-6 | 14-1 |
| | Spruce Pine-Fir _a | #2 | 9-4 | 12-3 | 15-5 | 17-10 | 9-1 | 11-6 | 14-1 |
| | Spruce Pine-Fir _a | #3 | 7-6 | 9-6 | 11-8 | 13-6 | 6-10 | 8-8 | 10-7 |

1. FOR SI: 1INCH=25.4MM, 1FOOT=304.8MM, 1POUND PER SQUARE FOOT= 0.0479 kPa.
2. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, L/360 DEFLECTION, No. 2 GRADE, AND WET SERVICE CONDITIONS.
3. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, L/180 CANTILEVER DEFLECTION WITH 2201LB POINT LOAD, No. 2 GRADE, AND WET SERVICE CONDITIONS
4. INCISING ASSUMED FOR REFACTORY SPECIES INCLUDING DOUGLAS FIR-LARCH, HEM-FIR, AND SPRUCE-PINE-FIR.
5. DESIGN VALUES BASED ON NORTHERN SPECIES WITH NO INCISING ASSUMED.



deck plan and elevations

527 FLORIDA AVE, NW. WASHINGTON, DC 20001

| Mark | Date | Revision |
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OCTOBER 25, 2023

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